

**NOTICE OF TYPE II
DEVELOPMENT REVIEW
APPLICATION AND OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE**

(Form DS1224)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
December 18, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: December 3, 2009

Project Name: FELIDA TERRACE SHORT PLAT

**Case Number: PLD2009-00056; SEP2009-00094; VAR2009-00017;
EVR2009-00053**

Location: 3511 NW 119th Street

Request: The applicant is requesting to short plat .91 acres into 8 single-family residential lots located in the R-12 zone district.

Applicant: Daniel Wisner
4910 NW 127th Street
Vancouver, WA 98685
(360)607-7849
ddwisner@comcast.net

Contact Person: PLS Engineering
Andrew Gunther
1014 Franklin Street
Vancouver, WA 98660
(360)944-6519
Andrew@plsengineering.com

Property Owner: Daniel Wisner
4910 NW 127th Street
Vancouver, WA 98685

Zoning: R-12

Comp Plan Designation: UM

Parcel Number(s): 188666-000

Township: 3N

Range: 1E

NE ¼ of Section 32

Applicable Code Sections: Clark County Code 15.12 (Fire Prevention); Title 24 (Public Health); 40.220.020 (Residential and Office Districts); 40.260.230 (Townhouse Standards); 40.350 (Transportation); 40.370 (Sewer and Water); 40.385 (Stormwater and Erosion Control); 40.500 (Procedures); 40.510.020 (Type II Process); 40.540.030 (Short Plats); 40.550 (Modifications and Variances); 40.570 (SEPA); 40.610 & 40.620 (Impact Fees); and RCW 58.17 (State Platting Laws).

Neighborhood Contact:
Felida Neighborhood Association
Jamie Allen, President
PO Box 61552
Vancouver, WA 98666
573-4030
E-mail: gaudeamus@earthlink.net

Staff Contact Person:
Planner's Name: Jan Bazala (360) 397-2375, ext. 4499; jan.bazala@clark.wa.gov
Development Services Manger: Michael Butts (360) 397-2375, ext. 4137

Please email SEPA comments to:
jan.bazala@clark.wa.gov

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box
9810, Vancouver, WA 98666-9810

Application Filing date: October 29, 2009

Fully Complete Date: November 19, 2009

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):

(<http://www.clark.wa.gov/commdev/active-landuseN.html>)

- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 6 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

Property Owners

that were mailed the notice

NE 1/4 of Section 32 T3R1E WM

- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

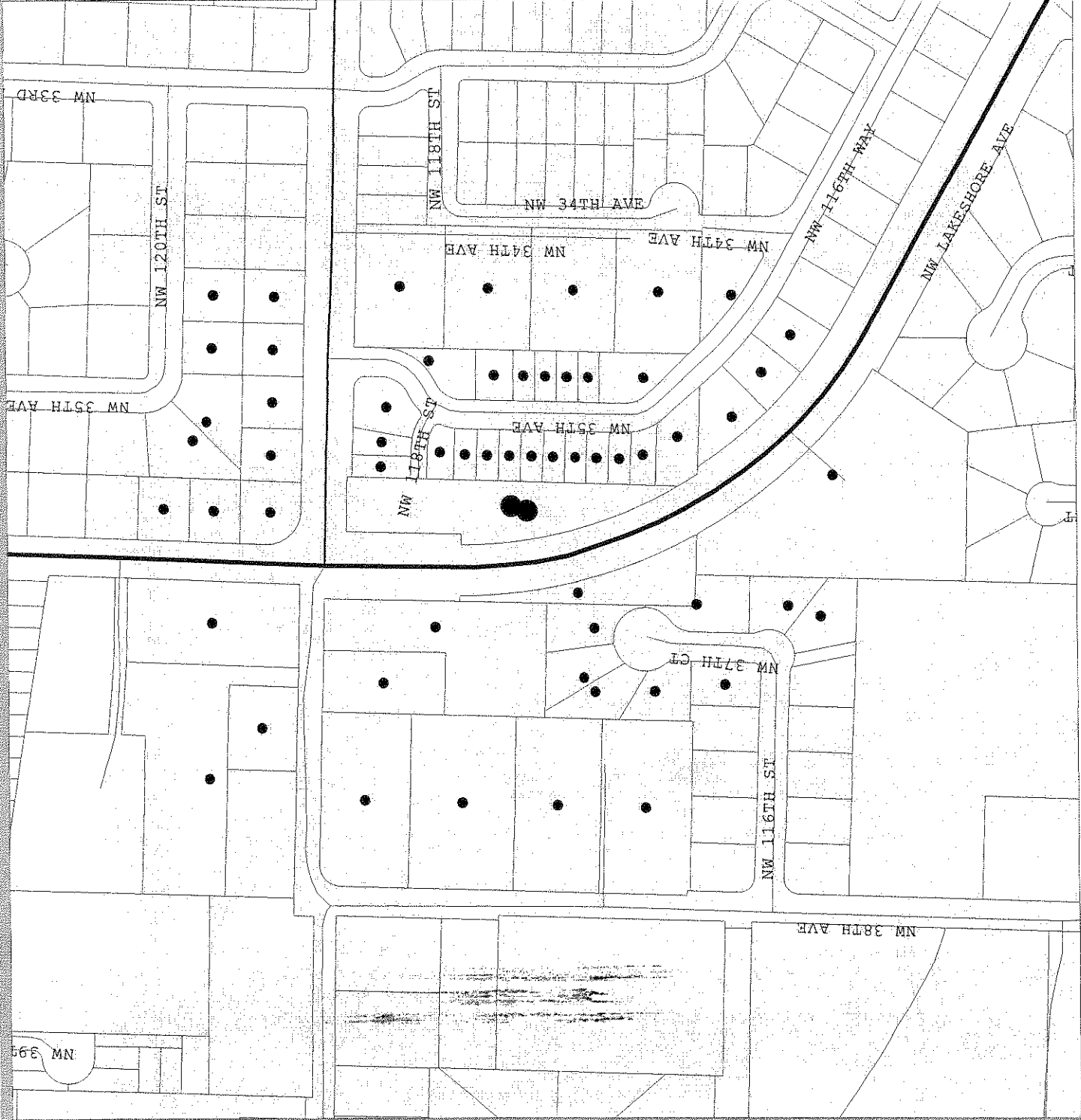
Community Development (Development Serv

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Plot Date: Dec 1, 2009

Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:2729.41) 100 0 100 200 300 400 Feet

Clark County

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Services Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable: **FELIDA TERRACE**
2. Name of applicant: **OSPREY VENTURES, LLC**
3. Address and phone number of applicant and contact person:
10013 NE HAZELDELL AVENUE DANIEL D. WISNER
VANCOUVER, WA 98685 (360) 607-7849
4. Date checklist prepared:
9-23-09
5. Agency requesting checklist:
CLARK COUNTY
6. Proposed timing or schedule (including phasing, if applicable):
SPRING 2014
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.
NO
8. List any environmental information that has been or will be prepared related to this proposal.
NONE
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
NO
10. List any government approvals or permits needed for your proposal:
CLARK COUNTY, CLARK PUBLIC UTILITIES, CLARK REGIONAL WASTE WATER DISTRICT, FIRE DEPARTMENT
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
THE 0.91-ACRE SITE WILL BE DIVIDED INTO A 8 LOT SINGLE-FAMILY TOWNHOME SHORT PLAT. THE SITE CURRENTLY HAS ONE SINGLE-FAMILY HOME WITH ASSOCIATED OUTBUILDINGS. LOT SIZE WILL AVERAGE 3,470 ± SQUARE FEET.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

3511 NW 119TH ST.
VANCOUVER, WA 98685

SERIAL # 188666-000

LEGAL: NE 1/4 SEC 32 T3N, R1E

B. Environmental Elements

1. Earth

Agency
Use only

- a. General description of the site (circle one): Flat rolling, hilly, steep slopes, mountainous, other _____
FLAT
- b. What is the steepest slope on the site and the approximate percentage of the slope?
7%
- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.
Hillsboro S.H. Loam (HOB)
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.
No
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.
4,000 yards of on-site grading
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.
YES, THE SOIL COULD ERODE DUE TO EXPOSURE TO RAIN DURING CONSTRUCTION.
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? 60%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

SILT FENCING, INLET PROTECTION, MULCH, AND SEEDING

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

CONSTRUCTION EQUIPMENT WILL EMIT EXHAUST. AIR MAY GET DUSTY DURING CONSTRUCTION.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

NO

- c. Proposed measures to reduce or control emissions or other impacts to air:

NONE

3. Water

a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

NO

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

NO

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

NO

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

NO

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

SOME ON SITE INFILTRATION OF TREATED STORMWATER MAY OCCUR.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

NONE

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water. Storm collection & transfer via BMP to existing storm water collection at less than pressurized flow
- 2) Could waste materials enter ground or surface waters? If so, please describe.

YES, MOTOR VEHICLES COULD LEAK CONTAMINANTS THAT COULD ENTER.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

THE STORMWATER WILL BE TREATED AND DETAINED ON SITE.

4. Plants

Agency
Use only

- a. Check or circle types of vegetation found on the site:
- Deciduous tree: alder, maple, aspen, other
 - Evergreen tree: fir, cedar, pine, other
 - Shrubs - Landscaping
 - Grass
 - Pasture
 - Crop or grain
 - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - Water plants: water lily, eelgrass, milfoil, other
 - Other types of vegetation - Blackberry
- b. What kind and amount of vegetation will be removed or altered?
GRASS, TREES, AND SHRUBS WILL BE STRIPPED FOR ROADWAY AND HOME CONSTRUCTION.
- c. List threatened or endangered species on or near the site.
NONE
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:
PRIVATE RESIDENTIAL LANDSCAPING

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:
- Birds: hawk, heron, eagle, songbirds, other
 - Mammals: deer, bear, elk, beaver, other and,
 - Fish: bass, salmon, trout, herring, shellfish, other.
- b. List any threatened or endangered species known to be on or near the site.
NONE KNOWN
- c. Is the site part of a migration route? If so, please explain.
NO
- d. List proposed measures to preserve or enhance wildlife:
N/A

6. Energy and natural resources

Agency
Use only

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
ELECTRICITY OR NATURAL GAS WILL BE USED TO HEAT THE HOMES AND ELECTRICITY FOR LIGHTING.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.
NO
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:
COMPLY WITH STATE BUILDING AND ENERGY CODES.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, please describe. *NO*
- 1) Describe special emergency services that might be required. *FIRE, POLICE, AND AMBULANCE*
 - 2) Proposed measures to reduce or control environmental health hazards, if any:
PUBLIC WATER AND SEWER WILL SERVE THE PROPERTY.
- b. Noise
- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?
LIGHT TRAFFIC NOISE FROM LAKESHORE AVENUE AND NEW 119TH STREET MAY BE HEARD ON SOME OF THE LOTS.
 - 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.
7AM - 7PM CONSTRUCTION NOISE
 - 3) Proposed measures to reduce or control noise impacts:
NONE

8. Land and shoreline use

Agency
Use only

- a. What is the current use of the site and adjacent properties?
One single family residence with associated outbuildings.
Single family attached and detached on small lots;
Lakeshore Blvd.
- b. Has the site been used for agriculture? If so, please describe.
No
- c. Describe any structures on the site.
ONE SINGLE-FAMILY RESIDENCE WITH ASSOCIATED OUTBUILDINGS
ARE ON SITE.
- d. Will any structures be demolished? If so, please describe.
Yes, all structures are in general disrepair
& will be demolished before construction
- e. What is the current zoning classification of the site?
R-12
- f. What is the current comprehensive plan designation of the site?
UM
- g. What is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.
No
- i. How many people would reside or work in the completed project? 16
- j. How many people would the completed project displace? 2
- k. Please list proposed measures to avoid or reduce displacement impacts:
NONE
- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:
THE PROPOSED DEVELOPMENT IS COMPATIBLE TO THE AREA AS
A RESIDENTIAL SUBDIVISION.

9. **Housing**

Agency
Use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.
8 NEW MIDDLE - INCOME HOMES
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.
1 Low income House
- c. List proposed measures to reduce or control housing impacts:
NONE

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?
TWO STORY STRUCTURE (35'), Vinyl - wood or concrete based siding
- b. What views in the immediate vicinity would be altered or obstructed? Currently no views
- c. Proposed measures to reduce or control aesthetic impacts:
NONE

11. **Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
STREET LIGHTS AND HOUSE LIGHTING WILL OCCUR AT NIGHT.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
NONE KNOWN
- d. Proposed measures to reduce or control light and glare impacts:
PROPER ORIENTATION AND SHADING OF LIGHT SOURCES.

12. Recreation

Agency
Use only

- a. What designated and informal recreational opportunities are in the immediate vicinity? *Felida Park is approximately 1/4 mile north of site & Thomas Jefferson Middle School is 1/4 mile east*
- b. Would the project displace any existing recreational uses? If so, please describe.
NO
- d. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:
NONE

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.
NONE KNOWN
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
NONE KNOWN
- c. Proposed measures to reduce or control impacts:
N/A

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. *Project abuts NW 119th St & NW 36th Ave (Lakeshore Blvd). Proposed Access is via NW 119th Ave*
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? *Yes project is served by public transit (CTrain Route #2) along NW 119th St & NW 36th Ave.*
- c. How many parking spaces would the completed project have? How many would the project eliminate?
16 parking spaces & eliminate 4

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private. *Frontage Improvements for NW 119th Ave & Lakeshore Blvd & NW 119th on-site*
- e. Will the project use water, rail, or air transportation? If so, please describe.
No
- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur. *Weekday daily trips 64, less than 8 AM peak hours trips (7-9 AM)*
- g. Proposed measures to reduce or control transportation impacts: *Provide adequate site distance at project entrance, eliminate access onto NW 119th St & NW Lakeshore Blvd*

15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.
THE PROJECT WILL REQUIRE NO PUBLIC SERVICES AND THEY ARE ALL AVAILABLE TO SERVE THE SITE.
- b. Proposed measures to reduce or control direct impacts on public services:
NONE

16. Utilities

- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
ELECTRICITY, NATURAL GAS, WATER, REFUSE SERVICE, TELEPHONE, SANITARY SEWER
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site: *Wired Electric - Clark P&S
Natural Gas - NW Natural Gas, Telephone - Qwest
Cable - Comcast, Sewer - Clark Regional Wastewater*

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Samuel D. Johnson*

Date Submitted: *9/23/09*

